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RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY
WITH RESPECT TO DETERMINATION³ AND FINDINGS
THAT THE WASHINGTON PARK URBAN RENEWAL AREA
IS A SUBSTANDARD AND DECADENT AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter called the "Authority," is a public body, politic and corporate, duly organized and existing under the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having a usual place of business in the City of Boston, Massachusetts; and

WHEREAS, the Authority has, with the approval of the Mayor and City Council of the City of Boston and with financial assistance provided under Title I of the Housing Act of 1949, as amended, by the Housing and Home Finance Agency of the United States of America undertaken and conducted surveys, studies, and inspections of an area in the City of Boston, known and referred to as the Washington Park Urban Renewal Area hereinafter called the "Project Area", for which area the Authority is preparing an urban renewal plan, and in which the Authority proposes to undertake an urban renewal project, said area being specifically described in the "Project Boundary Description" attached hereto and made a part of this resolution; and

WHEREAS, the Authority has, after due and proper notice, held a public hearing with respect to the Project Area, and at said hearing, received and heard extensive evidence, facts, data, statements, exhibits, views, and opinions with respect to said Project Area and its conditions, including (a) statements, facts, data, and statistics

presented by officials of the City of Boston respecting building, fire, health, police, public works, and traffic control problems in the Project Area and their causes, and law enforcement problems in the Project Area and their causes, (b) statements, survey facts, study reports and extensive exhibits prepared and presented by members of the Authority's staff, including detailed explanations of the survey and study procedures used by the staff, detailed descriptions of the Project Area, the present character, physical conditions, and uses of land and structures therein, historical data respecting the economic and land use trends therein, inspection reports respecting the physical condition of every structure in the Project Area, and an extensive collection of interior and exterior photographs disclosing the appearance and physical condition of structures throughout the Project Area and in every section thereof, and (c) statements, opinions, views and data from various interested individuals, and representatives of various organizations pertaining to the conditions existing in the Project Area; and

NOW, THEREFORE, be it resolved that the Boston Redevelopment Authority acting under and pursuant to its power under the provisions of said Housing Authority Law and any other powers thereunto enabling, does hereby determine, declare and find (1) that the Project Area is a substandard and decadent area in that it is an area wherein dwellings predominate which by reason of dilapidation,

overcrowding, faulty arrangement or design, lack of ventilation, light or sanitation facilities, and combinations of these factors, are detrimental to safety, health, morals, welfare and sound growth of the Boston community, and that it is an area which is detrimental to safety, health, morals, welfare and the sound growth of the Boston community because of the existence of buildings which are out of repair, physically deteriorated, unfit for human habitation, obsolete and in need of major maintenance and repair, and because buildings have been torn down and not replaced and in which under existing conditions it is improbable that the buildings will be replaced, and because of a substantial change in business and economic conditions, and because of inadequate light, air and open space, and because of excessive land coverage, and because diversity of ownership, irregular lot sizes and obsolete street patterns make it improbable that the area will be redeveloped by the ordinary operations of private enterprise.

Be it further resolved that the Boston Redevelopment Authority does hereby determine, declare and find the following particular facts to be true and correct:

1. Approximately 360.9 acres of land within the area were found to be improved with buildings or other structures, and approximately 105.5 acres were found to be devoted to improved streets. Together such improved land was found to represent approximately 92.8 per cent of the total of about 502.4 acres of land lying within the perimeter boundaries of the urban renewal area. Land improved with buildings, streets, or other improvements was found to be distributed generally throughout the entire area.
2. Approximately 329.8 acres of land within the area were found to be devoted to uses which were residential in character, exclusive of streets, alleys, and other public rights-of-way. Such land was found to represent approximately 83.5 per cent of the total net land area of about 395.2 acres lying within the perimeter boundaries of the urban renewal area. Blocks clearly predominantly residential in character were found to be distributed generally throughout the entire area.
3. Approximately 65.4 acres of land within the area were found to be devoted to uses which were non-residential in character, including businesses, industries, and institutions. Such land was found to represent approximately 16.5 per cent of the total net land area within the area. Blocks characterized by non-residential uses were found to be distributed generally throughout many sections of the entire area. Within these blocks non-residential uses were found to be inter-

mingled with and adjoining uses which were residential in character.

4. Approximately 2,814 buildings, or 94.5 percent of the total number of 2,979 principal buildings within the area, were found to be non-fireproof or of frame construction.
5. Approximately 166 buildings, or 5.6 percent of the total number of 2,979 principal buildings within the area, were found to be devoted to uses which were non-residential in character, including businesses, industries, and institutions. Such buildings were found to be distributed generally throughout many sections of the entire area, intermingled with and adjoining buildings devoted to uses which were residential in character.
6. Approximately 1,662 buildings, or 55.8 percent of the 2,979 principal buildings within the area were found, based on all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.
7. Approximately 1,034 buildings, or 34.7 percent of the 2,979 principal buildings within the area were found, based on all surveys and inspections, to be buildings with such major defects and/or serious deficiencies as to be substandard to a point warranting clearance.
8. The detailed interior and exterior inspections of the principal buildings throughout the urban renewal area as a whole, disclosed that:
 - (a) 902, or 79.4 percent, were found to have one or more

defects.

- (b) 490, or 43.1 per cent, were found to have five or more defects.
- (c) 416, or 36.7 per cent, were found to have 10 or more defects.
- (d) 83, or 7.3 per cent, were found to have 15 or more defects.
- (e) 170, or 15.0 per cent were found to have foundation walls which were out of plumb and/or horizontal alignment.
- (f) 208, or 18.3 per cent were found to have exterior walls which were out of plumb and/or horizontal alignment.
- (g) 354, or 31.1 per cent were found to have deteriorated and/or sagging roofs.
- (h) 347, or 30.4 per cent were found to have exterior siding which was loose, missing, or deteriorated.
- (i) 287, or 25.3 per cent were found to have window frames, sashes, and/or panes which were loose, broken and/or deteriorated or missing.
- (j) 432, or 38.1 per cent, were found to have worn, sagging, and/or deteriorated interior stairs.
- (k) 345, or 30.4 per cent, were found to have exposed electrical wiring.
- (l) 354, or 31.1 per cent were found to have evident or reported vermin infestation.
- (m) 487, or 42.9 per cent were found to have obsolescent plumbing.

- (n) 240, or 21.1 per cent were found to have ~~lacked installed~~ central heat in each dwelling unit.
 - (o) 349, or 30.7 per cent were found to have sagging and/or pitched floors.
 - (p) 401, or 35.2 per cent were found to have worn, loose and/or missing flooring.
 - (q) 353, or 31.1 per cent were found to have plaster missing or evidence of leaks on inside walls and/or ceilings.
 - (r) 392, or 34.5 per cent were found to have worn surfaces and holes in inside walls.
 - (s) 427, or 37.6 per cent, were found to have evidence of cracks in inside walls and/or ceilings.
9. Approximately 87 buildings, or 52.4 per cent of the total number of 166 principal buildings devoted to ~~uses which were~~ non-residential in character were found, based upon all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.
10. Approximately 1,563 buildings, or 56.7 per cent of the total number of 2,758 principal buildings within the area devoted to dwelling uses, were found based upon all surveys and inspections, to be buildings with either extensive minor, or major defects, and/or serious deficiencies.
11. Approximately 4,518 dwelling units, or 51.0 per cent of the total number of 8,861 dwelling units within the area, were found, based on all surveys and inspections, to be in principal buildings with either extensive minor, or major defects,

and/or serious deficiencies.

12. Approximately 596 dwelling units, or 6.7 per cent of the total number of 8,834 dwelling units enumerated for the area by the 1960 U. S. Census of Housing, were reported by the Census to be dilapidated and may, therefore, be considered generally as unfit for human habitation.
13. Approximately 678 dwelling units, or 7.7 per cent of the total number of 8,834 dwelling units enumerated for the area by the 1960 U. S. Census of Housing, were reported by the Census to be occupied by an average number of more than 1 person per room, and may, therefore, be considered generally to be overcrowded.

14. Approximately 650 dwelling units, or 7.4 percent of the total number of 8,834 dwelling units enumerated for the area by the 1960 Census of Housing, were reported by the Census to be vacant.
15. The coverage of land area by representative building types in the urban renewal area was found to range from 30-80 percent of net residential area, as compared with the 30 percent maximum coverage recommended by the Committee on the Hygiene of Housing of the American Public Health Association in "Standards for Healthful Housing: Planning the Neighborhood" for areas such as the urban renewal area where two- and three-family dwelling types predominate.
16. The floor area ratio -- the ratio between the total floor area of a building and the area of the parcel on which it is situated -- for buildings in the urban renewal area was found to range from 0.95 - 1.97, as compared with the maximum floor area ratio of 1.0 established by the "Proposed Zoning Regulations" for the City of Boston for areas such as the urban renewal area where two- and three-family dwelling types predominate.
17. The residential building lots in the urban renewal area on which there are a substantial number of three-family dwelling types, were found to average 4,000 square feet in area, and 40 feet in width, as compared with the minimum lot size dimensions of 8,000 square feet and 50 feet, respectively, for three-family dwellings established by the "Proposed Zoning Regulations" for the City

of Boston. A predominant number of non-residential building lots within the urban renewal area were found not large enough in size to provide for the street corner sight distances, off-street parking and loading, access drive, and screening requirements established for such building lots by the "Proposed Zoning Regulations" for the City of Boston.

18. The net dwelling unit density within the urban renewal area was found to range from 12-120 dwelling units, and to average 33 dwelling units per net residential acre of land as compared with the 20 dwelling units per net residential acre or less recommended by the Committee on the Hygiene of Housing of the American Public Health Association in "Standards for Healthful Housing: Planning the Neighborhood" for areas such as the urban renewal area where two- and three-family dwelling types predominate.
19. A number of large, older, and often obsolete single-family houses within the urban renewal area were found to have been converted to multi-family dwellings and nursing homes.
20. A number of first-floor dwelling units within multi-family buildings located along Warren Street, Washington Street, Harold Street, and Humbolt Avenue, were found to have been converted to stores and other commercial uses incompatible with the use of combined or adjoining dwelling accommodations in these areas.

21. A number of commercial and industrial, in some instances deteriorating, uses of land and buildings were found, particularly along the Warren Street, Washington Street, Harold Street, and Humboldt Avenue frontages, to be haphazardly mixed and intermingled with land and buildings used for dwelling and institutional purposes such as to create adverse influences from non-residential traffic, noise, or other sources detrimental to the dwelling and institutional uses.
22. A number of the local east-west residential service streets within the urban renewal area carry traffic which is generated by the heavy "through" traffic volumes and the abutting non-residential uses which characterize the north-south arterials which are located on the perimeter of the project area. A number of the local residential service streets within the urban renewal area, thus congested, are characterized by limited right-of-way widths, narrow pavements, and on-street parking along one or both sides of the pavement, such as to create a hazard to both pedestrian and vehicular circulation.
23. The Howe, Boardman and Williams Elementary Schools and the Godvin School, located within the urban renewal area and built in 1868, 1900, 1892 and 1865 respectively, are all non-fireproof structures, the abandonment of which has been recommended in surveys of the Boston

City Planning Board and by other school building surveys as recently as 1962. These surveys have pointed out the existing public elementary school plant is insufficient with respect to building location, condition, capacity, classroom and special facilities, and site development to meet the public elementary school requirements of the Washington Park Area.

24. The amount of public playground space within the urban renewal area was found to be 2.6 acres as compared with a need for 19.4 acres of public playground space based upon the National Recreation Association standard of 222 square feet of space for each of the area's 3,800 elementary school children.
25. The trend in real estate prices between 1955 and 1961 has been downward in a large number of blocks within the urban renewal area, particularly in that section of the area north of Townsend Street. In this section, the index of real estate prices dropped by approximately 30 percent during this period. In that section of the area south of Townsend Street, the index of real estate prices declined by about 20 percent in blocks bordering on Townsend Street itself, in blocks located in the western part of the urban renewal area near Washington Street, and in blocks running through the center of the

area north of Seaver Street, and between Humboldt and Elm Hill Avenues. Available data indicates that the trend of real estate prices elsewhere in the City of Boston during the same period of time was upward.

26. The participation of lending institutions in the real estate market within the urban renewal area, as evidenced in the purchase of home mortgages by savings banks, cooperatives, savings and loan associations, insurance companies, and commercial banks between 1945 and 1961 has been declining. These lending institutions together recorded the acquisition of 250 mortgages during the period 1950-1954, 386 mortgages during the period 1955-1959, but only 63 mortgages during the period 1960-1961.
27. The trend in population between 1950 and 1960 has been generally downward within the urban renewal area. The 1950 population of the area was 32,650 persons. By 1960 the population of the area had declined to 25,922 persons, a net loss of 6,728 persons, or 20 per cent.
28. Approximately 28.0 cases of infant mortality for each 1,000 infants under one year of age were found to have occurred within the urban renewal area between 1955 and 1959 as compared with 26.7 such cases for the City of Boston as a whole.
29. Approximately 106.4 new cases of pulmonary tuberculosis for each 100,000 residents were found to have occurred

within the urban renewal area in 1958 as compared with 79.5 such cases for the City of Boston as a whole.

30. Approximately 12.2 commitments by the Youth Service Board for each 1,000 residents under 18 years of age were found to have occurred within the urban renewal area between 1958 and 1960 as compared with 3.8 such commitments for the City of Boston as a whole.
31. Approximately 17.2 percent of the total population and 21.5 percent of the households within the urban renewal area were found to have been given public welfare assistance during 1960 as compared with 6.3 and 11.4 percent, respectively, for the City of Boston as a whole.
32. Approximately 25 percent of the in-patient admissions, 35 percent of the out-patient admissions, and 40 percent of the emergency admissions at the City Hospital during 1960 were found to have come from the urban renewal area of Roxbury and its vicinity as compared with the hospital's case loads for areas elsewhere within its service area.

EXHIBIT A
PROJECT BOUNDARY DESCRIPTION
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

The Washington Park Urban Renewal Area, Project No. Mass. R-24, is bounded and described as follows:

That certain tract of land, referred to as the Washington Park Urban Renewal Area, situated in the City of Boston, County of Suffolk, and Commonwealth of Massachusetts, and bounded generally as follows:

Beginning at the southeasterly corner of the tract herein described, at a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street;

Thence running westerly and northwesterly across Blue Hill Avenue and along the southerly sideline of Seaver Street to a point which is the intersection of said line with the easterly sideline of Walnut Avenue;

Thence running northwesterly across Walnut Avenue to a point which is the intersection of the westerly sideline of Walnut Avenue with the southerly sideline of Columbus Avenue;

Thence running northwesterly along the southerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the easterly sideline of Washington Street;

Thence turning and running westerly across Washington Street to a point which is the intersection of the westerly sideline of Washington Street with the southerly sideline of Atherton Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dimock Street;

Thence turning and running northwesterly along the southerly sideline of Dimock Street to a point 100 feet westerly from the intersection of the westerly sideline of Notre Dame Street with the southerly sideline of Dimock Street;

Thence turning and running northeasterly across Dimock Street to a point which is the intersection of the northerly sideline of Dimock Street and the southeasterly corner of property now or formerly owned by the New England Hospital for Women and Children;

Thence running northeasterly along the southwesterly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the northeasterly corner of land now or formerly owned by the New England Hospital for Women and Children;

Thence turning and running westerly along the southerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.) to a point which is the intersection of said sideline and the easterly sideline of Columbus Avenue;

Thence running westerly across Columbus Avenue to a point 300 feet northerly from Dimock Street located on the westerly sideline of Columbus Avenue;

Thence turning and running northerly along the westerly sideline of Columbus Avenue to a point which is the intersection of said sideline with the northerly sideline of Ritchie Street;

Thence turning and running easterly across Columbus Avenue to a point which is the intersection of the easterly sideline of Columbus Avenue and the northerly sideline of Ritchie Street;

Thence turning and running southeasterly along the northerly sideline of Ritchie Street to a point 700 feet from the intersection of the westerly sideline of Columbus Avenue with the northerly sideline of Ritchie Street;

Thence turning and running southerly across Ritchie Street to a point located on the southerly sideline of Ritchie Street 130 feet from a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running northeasterly along the southerly sideline of Ritchie Street to a point which is the intersection of said sideline with the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby;

Thence turning and running southerly along the westerly sideline of 42 Marcella Street now or formerly owned by Sherman and Ella Busby to a point which is the intersection of said sideline with the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy (a Mass. Corp.);

Thence turning and running southeasterly along the northerly sideline of 2893 Washington Street now or formerly owned by Notre Dame Academy, (a Mass. Corp.) to a point which is the intersection of said sideline and the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Guild Street;

Thence turning and running northwesterly along the southerly sideline of Guild Street to a point which is the intersection of said sideline with the westerly sideline of Lambert Avenue;

Thence turning and running northeasterly along the northerly sideline of Lambert Avenue to a point which is the intersection of said sideline with the northerly sideline of Bartlett Street;

Thence turning and running southeasterly along the northerly sideline of Bartlett Street to a point which is the intersection of said sideline with the westerly sideline of Washington Street;

Thence turning and running northeasterly along the westerly sideline of Washington Street to a point which is the intersection of said sideline with the southerly sideline of Dudley Street;

Thence turning and running northerly across Dudley Street to a point which is the intersection of the northerly sideline of Dudley Street with the westerly sideline of Guild Row;

Thence turning and running easterly across Guild Row to a point which is the intersection of the easterly sideline of Guild Row with the northerly sideline of Dudley Street;

Thence running easterly along the northerly sideline of Dudley Street to a point which is the intersection of said sideline with the westerly sideline of Warren Street;

Thence running easterly across Warren Street to a point which is the intersection of the easterly sideline of Warren Street with the northerly sideline of Dudley Street;

Thence turning and running southerly across Dudley Street to a point which is the intersection of the southerly sideline of Dudley Street with the easterly sideline of Warren Street;

Thence running southeasterly and southerly along the easterly sideline of Warren Street to a point which is the intersection of said line with the westerly sideline of Blue Hill Avenue;

Thence running southerly across Blue Hill Avenue to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the northerly sideline of Geneva Avenue;

thence turning and running southwesterly and southerly along the easterly sideline of Blue Hill Avenue to a point which is the intersection of said sideline with the northerly sideline of Seaver Street;

Thence running southerly across Seaver Street to a point which is the intersection of the easterly sideline of Blue Hill Avenue with the southerly sideline of Seaver Street, which is the point and place of beginning.

MEMORANDUM

January 30, 1963

To : Boston Redevelopment Authority

From : Edward J. Logue, Development Administrator

Subject: PROPOSED RESOLUTION WITH RESPECT TO REVISED DETERMINATIONS
AND FINDINGS FOR THE WASHINGTON PARK URBAN RENEWAL AREA

On June 27, 1962, the Authority adopted a resolution with respect to its determinations and findings for the Washington Park Urban Renewal Area. That resolution reflected the evidence, facts, data, statements, exhibits, views, and opinions presented at the public hearing held by the Authority on June 25, 1962. The determinations and findings made by the Authority at that time pertained to the project area as then bounded by Dudley Street, Warren Street, Blue Hill Avenue, Seaver Street, Columbus Avenue, and Washington Street.

Since June, the Authority has acted to enlarge the project area boundary in such a way as to include (1) the property now owned by Notre Dame Academy and (2) the so-called Bartlett Street Garage of the Metropolitan Transit Authority (MTA). The transcript for the public hearing held by the Authority on January 14, 1963 reflects the submission of revised evidence relating to the incorporation of these areas within the project boundaries.

Although the character of the existing land uses and the condition of the buildings within the Notre Dame and Bartlett Street additions do not serve materially to alter the evidence submitted at the earlier hearing, it is necessary now, for the record, to adopt a new resolution with respect to the revised determinations and findings.

A copy of the proposed resolution is attached herewith. This resolution incorporates the "Urban Renewal Area Data" submitted to the Authority for its review on January 9, 1963, prior to the recent hearing. This data was also made available for examination by the public both before and during the public hearing, and was entered into the record by the Chairman as a part of his introductory statement at the hearing.

I recommend that the Authority adopt this resolution.

